

Mail Recorded Deed & Tax Notice To:
Garff Properties-NWS, LLC, a Utah limited liability company
111 E. Broadway, Suite 900
Salt Lake City, UT 84111



File No.: 158158-MCF

14465063 B: 11617 P: 7065 Total Pages: 3
11/18/2025 02:18 PM By: dkilpack Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

SPECIAL WARRANTY DEED

1700 Investments, LLC, a Utah limited liability company,

GRANTOR(S), of Salt Lake City, State of Utah, hereby conveys and warrants against all who claim by, through, or under the grantor to

Garff Properties-NWS, LLC, a Utah limited liability company,

GRANTEE(S), of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

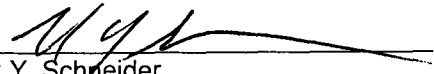
TAX ID NO.: 15-13-303-008 and 15-13-304-012 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 18th day of November, 2025.

1700 Investments, LLC, a Utah limited liability company

BY: 
Kirk Y. Schneider
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 18th day of November, 2025, before me, personally appeared Kirk Y. Schneider, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of 1700 Investments, LLC, a Utah limited liability company.


Notary Public

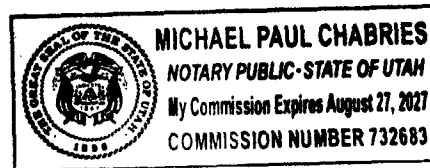


EXHIBIT A

Legal Description

PARCEL 1:

Beginning on the South right of way line of 1700 South Street at a point South 89°59'39" West 171.69 feet along the lot line between the Northeast corner and the Northwest corner of Lot 12, Block 1, Five Acre Plat B, Big Field Survey, and South 47°42'00" West 7.37 feet from said Northeast corner; thence North 89°59'39" East 59.44 feet along said right of way line to the Southeasterly right of way line of an existing 40 foot railroad right of way; thence South 47°42'00" West 485.54 feet along said right of way line and along the Northwesterly boundary line of the 17th South Industrial Park to the point of tangency with a 922.29 foot radius curve to the left; thence Southwesterly 311.58 feet along said right of way line and said boundary line and along the arc of said curve to the left (Note: Long Chord bears South 38°01'18" West 310.10 feet); thence North 89°10'00" West 44.85 feet to the existing Northwesterly railroad right of way line; thence North 00°03'30" East 573.04 feet to said 1700 South Street right of way line; thence South 89°38'10" East 416.82 feet along said right of way line; thence North 89°59'39" East 118.14 feet along said South right of way line to the point of beginning.

LESS AND EXCEPTING therefrom the following:

A parcel of land located in Lot 12, Block 1, Five Acre Plat B, Salt Lake City Survey a part of the West Half of Section 13, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

Beginning at a point South 89°59'39" West 114.49 feet along the North line of Lot 12, Block 1, Five Acre Plat B, Salt Lake City Survey and South 47°42'00" West 7.37 feet from the Northeast Corner of said Lot 12, and thence along the East line of property described in that certain Special Warranty Deed recorded September 24, 2013 as Entry No. 11730011 in Book 10180 at Page 463 of the Salt Lake County records South 47°42'00" West 224.47 feet; thence North 00°00'21" West 151.05 feet to said North line; thence North 89°59'39" East 166.04 feet to the point of beginning.

PARCEL 2:

A parcel of land located in Lots 12 and 13, Block 1, Five Acre Plat B, Big Field Survey a part of the Southwest of Section 13, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

Beginning at a point South 89°59'36" West 114.49 feet along the North line of Lot 12, Block 1, Five Acre Plat B, Big Field Survey and South 47°42'00" West 231.84 feet from the Northeast Corner of said Lot 12, and thence South 00°00'21" East 151.05 feet to the North line of Lot 5, 17th South Industrial Park, a subdivision recorded November 24, 1995 as Entry No. 6220553 in Book 95-11P at Page 330 of the Salt Lake County Records; thence along said line South 89°59'39" West 166.04 feet to the East line of property described in that certain Special Warranty Deed recorded September 24, 2013 as Entry No. 11730011 in Book 10180 at Page 463 of said records; thence North 47°42'00" East along said line 224.47 feet to the point of beginning.